



Zoning Board of Review

PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET (2ND FLOOR)
PROVIDENCE, RHODE ISLAND 02903-3206

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Wednesday, November 12, 2014 at 5:30 P.M. and 7:00 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:

5:30 P.M.

I. NEW MATTERS

KENNETH MARINO: 201 Lippitt Street, also known as Lot 603 on the Tax Assessor's Plat 9, located in a Residential R-3 Three-Family Zone; filed an application requesting a Dimensional Variance, seeking relief from Sections 304 and 704.2(D), in the proposed construction of a 42' x 40' addition consisting of two (2) dwelling units attached to the existing single-family dwelling, resulting in three (3) dwelling units. A three-family use is permitted by right in the R-3 district, the applicant seeks relief from regulations governing minimum side yards, lot coverage and curb cuts; a second curb cut is proposed at the west side of the property, only one is allowed. The lot in question contains approximately 6,400 square feet of land area.

MSRS REALTY, LLC, OWNER AND ROBERT SHERWIN, APPLICANT: 5-7 Hillside Avenue, also known as Lot 23 on the Tax Assessor's Plat 91, located in a Residential R-1 One-Family Zone; filed an application requesting Use and Dimensional Variances, seeking relief from Sections 303-Use Code-14 and 703.2 pursuant to Sections 707 and 707.1 to change the use of the existing building from a doctor's office and one (1) dwelling unit to four (4) dwelling units only. The applicant seeks relief from regulations governing permitted uses; whereby, structures located in an R-1 district are restricted to one dwelling unit only. Further relief is sought from the parking requirement; the property has no on-site parking. The lot in question contains approximately 4,800 square feet of land area.

CARLOS VELASQUEZ: 20 Alto Street, also known as Lot 278 on the Tax Assessor's Plat 109, located in a Residential R-3 Three-Family Zone; filed an application requesting a Dimensional Variance, seeking relief from Sections 202.4 and 304 in the proposed construction of a 20' x 10' deck at the second level of the existing two (2) family dwelling that would provide additional living space and outdoor space. The applicant seeks relief from regulations governing the expansion of a building nonconforming by dimension, and the front and side yard requirements. The lot in question is land locked and consists of 2,320 square feet of land area.

LATINO CONSULTING, INC.: 40 Melrose Street (corner Mitchell St.), also known as Lot 209 on the Tax Assessor's Plat 49, located in a Residential R-2 Two-Family Zone; filed an application requesting a Use Variance and Special Use Permit, pursuant to Section 200, to expand the existing day care center currently occupying the first floor, to include the second floor. The applicant seeks relief from Section 26.3 (day care center more than twelve (12) people) and relief from the parking requirement at Section 703.2 pursuant to Sections 707 and 707.1; whereby, 9 on-site parking spaces are required, no parking would be provided. The lot in question contains approximately 5,000 square feet of land area.

EL BEBE DAYCARE CENTER, INC.: 1305 & 1309 Eddy Street, Lots 184 & 185 on the Tax Assessor's Plat 58, located in a Residential R-2 Two-Family Zone; filed an application requesting a Use Variance to develop the existing two (2) vacant lots for parking to support the existing day care center located at 1396 Broad Street (Plat 58, Lot 469). The applicant seeks relief from Sections 303-Use Code 64.1 (principal use parking lot) and 425.2 (landscaped planted strip). The lots in question together contain approximately 8,344 square feet of land area.

7:00 P.M.

DEBORAH GOLDHAFT: 451 River Avenue, also known as Lot 285 on the Tax Assessor's Plat 117, located in a Residential R-2 Two-Family Zone, filed an amended application seeking a Special Use Permit pursuant to Section 419.2, home occupation, through the construction of 538 square feet of floor area attached to the existing single-family dwelling, to extend an existing garage, addition of an art studio between the existing dwelling and garage, addition of an exterior stair to the main house. Relief from Sections 304 and 403(E) is sought from regulations governing the side and rear yard setbacks, and attached garages. The lot in question contains approximately 5,316 square feet of land area.

JARR REALTY, INC.: 12-14 & 18 Enfield Avenue, also known as Lots 577 & 435 (respectively) on the Tax Assessor's Plat 85, located in a Residential R-1 One-Family Zone; filed an application requesting a Use Variance seeking relief from Sections 303-Use Codes 56.1 (restaurant under 2,500 gross floor area) and 64.1 (principal use parking lot) to develop Lot 435 for parking for four (4) vehicles that would support the existing restaurant at 525 Eaton Street (Plat 85, Lot 576, corner Enfield Ave.). The applicant seeks relief from regulations governing permitted uses, whereby, commercial parking lots are prohibited in residential zones. The applicant further proposes to merge Lots 577 & 435; the existing two car garage on Lot 435 would continue to support the existing two-family dwelling on Lot 577; therefore, relief from the merger requirement for undersized lots is not needed due to the proposed merger. The lots in question together contain approximately 7,028 square feet of land area.

II. APPEALS:

Pursuant to Rhode Island General Laws, Sections 45-24-57(1)(i) and 45-24-64, and Section 902.1 of the Zoning Ordinance, the Zoning Board of Review will be sitting as an appellate board, the Board of Appeals, concerning the following Appeals:

1. APPEAL FROM THE DECISION OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS

APPELLANTS: Timothy More & Rebecca More, Ronald Dwight & Sophie Mulligan Revocable Trust

PROPERTY OWNER: Walter Bronhard

SUBJECT PROPERTY: 136 Benefit Street, also known as Lot 82 on the Tax Assessor's Plat 10

ZONING DISTRICT: Residential R-2 Two-Family Zone

The Appellant is appealing the Decision of the Director approving the use of the subject property for four (4) dwelling units.

2. APPEAL FROM THE DECISION OF THE BUILDING OFFICIAL

APPELLANTS: Alan Porporino & Mario Dudino

PROPERTY OWNER: Alan Porporino

SUBJECT PROPERTY: 296 Knight Street, also known as Lot 31 on the Tax Assessor's Plat 29

ZONING DISTRICT: Residential R-3 Three-Family Zone

The Appellant is appealing the Decision of the Building Official revoking a building permit on September 18, 2014, disallowing the construction of a single-family dwelling at the subject property under Permit No. B2014-11608 issued September 5, 2014.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 680-5375

E-mail at pcarnevale@providenceri.com

FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET

YEAR 2014

SCHEDULE OF MONTHLY MEETINGS

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)
THE MAYOR JOSEPH A. DOORLEY MUNICIPAL BUILDING
FIRST FLOOR CONFERENCE ROOM
444 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND
(Free parking available at building accessible from Greene Street)**

Thursday, January 30, 2014 at 5:30 P.M.

February (No meetings)

Monday, March 3, 2014 at 5:30 P.M. (postponed to April 7, 2014)

Monday, April 7, 2014 at 5:30 P.M.

Monday, May 5, 2014 at 5:30 P.M. (postponed to May 28, 2014)

Monday, May 19, 2014 at 5:30 P.M.

Monday, June 2, 2014 at 5:30 P.M. (postponed June 25, 2014)

Monday, July 21, 2014 at 5:30 P.M.

Monday, August 11, 2014 at 5:30 P.M. (cancelled)

Wednesday, September 3, 2014 at 5:30 P.M.

Monday, October 6, 2014 at 5:30 P.M.

Wednesday, November 12, 2014 at 5:30 P.M.

Monday, December 1, 2014 at 5:30 P.M.

**Any change in dates will be noticed in writing and/or by e-mail to the Office of the
Providence City Clerk and the Office of the Rhode Island Secretary of State.**

**Meetings may be continued from day to day and time to time at the discretion of the
Zoning Board of Review.**

**Peter D. Carnevale
Secretary
(401) 680-5376 or e-mail at pcarnevale@providenceri.com
Office location:**

**Providence Zoning Board of Review
The Mayor Joseph A. Doorley Municipal Building
444 Westminster Street, Second Floor
Providence, Rhode Island 02903-3206**

Free parking available at building accessible from Greene Street.